

19-10

WARRANTY DEED

035208

NO TRANSFER  
TAX PAID

DONALD ROSSIGNOL and BEULAH L. ROSSIGNOL of Oakland, County of Kennebec and State of Maine for consideration paid, grant to DONALD ROSSIGNOL and BEULAH L. ROSSIGNOL of Oakland, County of Kennebec, and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Oakland, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron pipe on the southeasterly shoreline of Messalonskee Lake said iron pipe marking the most northwesterly corner of land now or formerly of Jeffery W. and Kathleen A. Finkel as recorded in the Kennebec County Registry of Deeds, Book 2290, Page 278. Thence by the following courses and distances: South Eight Degrees Twenty Minutes Thirty-Six Seconds West (S 08° 20' 36" W) a distance of One Hundred Forty-Four and 57/100ths feet (144.57') along the land of said Finkel to an iron pipe; thence South Thirty Degrees Zero Minutes Thirty-Five Seconds East (S 30° 00' 35" E) a distance of One Hundred Thirty-Two and 82/100ths feet (132.82') along the land of said Finkel to an iron rod set; thence South Sixty-Three Degrees Thirteen Minutes Fifty Seconds West (S 63° 13' 50" W) a distance of Forty-Nine and 82/100ths feet (49.82') to a point on the northeasterly side of a private road; thence North Fifty-Five Degrees Twenty-Three Minutes Thirty-Nine Seconds West (N 55° 23' 39" W) a distance of One Hundred Sixty Feet (160') along said private road to an iron rod set; thence North Twenty-Five Degrees Six Minutes Fifty-Three Seconds West (N 25° 06' 53" W) a distance of One Hundred Twenty-Five feet (125') to an iron rod set, said iron rod being on a course of South Sixty-Seven Degrees Twenty-Four Minutes Fifty-One Seconds West (S 67° 24' 51" W) and a distance of One Hundred Ninety-Nine and 04/100ths feet (199.04') from the first iron pipe mentioned; thence North Twenty-Five Degrees Six Minutes Fifty-Three Seconds West (N 25° 06' 53" W) a distance of Four and 6/10ths feet (4.6 +/-), more or less, to the shore of Messalonskee Lake; thence Easterly along the shore of said Messalonskee Lake a distance of Two Hundred Two feet (202'), more or less, to the point of beginning.

Also hereby conveying to Grantees, their heirs and assigns, an easement over and upon sufficient land now or formerly of Beulah L. Zimba (as described in a deed from Albert J. Zimba to Beulah L. Zimba, dated January 13, 1969 and recorded in the Kennebec County Registry of Deeds, Book 1486, Page 455) which abuts the above described property, for the purpose of placement of a septic system to service the above property, including access rights to maintain and/or repair this septic system.

Together with the right of ingress and egress over the existing private road leading northeasterly from the Pond Road, so-called, to and along the above described parcel.

Being the same premises conveyed to Donald Rossignol by deed of Beulah L. Rossignol dated September 6, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3617, Page 52.

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BK 4298 PG 258

Also another parcel of land entitled "Parcel One" according to a plan named "Plan Of Property To Be Conveyed By Beulah L. Rossignol" dated June 1992 by K&K Land Surveyors, Inc., said plan recorded in the Kennebec County Registry of Deeds.

WITNESS our hands and seals this 30th day of November, 1992.

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WITNESS

Donald J. Rossignol  
DONALD ROSSIGNOL

\_\_\_\_\_  
WITNESS

Beulah L. Rossignol  
BEULAH L. ROSSIGNOL

THE STATE OF MAINE  
KENNEBEC, ss.

November 30, 1992

Then personally appeared the above named DONALD ROSSIGNOL and BEULAH L. ROSSIGNOL and acknowledged the foregoing instrument to be their free act and deed.

92M07 ROSS-WD

Before me, Ruth E. Lemieux  
Notary Public  
Ruth E. Lemieux

RUTH E. LEMIEUX  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES AUGUST 1, 1996

SEAL

RECEIVED KENNEBEC SS.

1992 DEC 21 AM 9:00

ATTEST: Ruth E. Lemieux  
REGISTER OF DEEDS